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For Sale or Lease Downtown Medical Office Building

2011 19th Street | Bakersfield, CA



Reduced Sales Price:
~~\$425,000~~ ~~\$395,000~~
\$375,000

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Highlights

Building Size: Approx. +/-1,619 sf

Sale Price: ~~\$425,000 (\$263/sf)~~
~~\$395,000 (\$244/sf)~~
\$375,000 (\$232/sf)

Lease Rate: \$1.55 PSF Modified Gross

**Tenant Improvement Allowance Negotiatble*

2011 19th Street is an approximately 1,619 square foot single-story, freestanding, medical office building located mid-block between 'D' Street and 'E' Street within the Bakersfield Downtown submarket. Ideal opportunity for an owner user to occupy the property for their own practice.

- Approximately 1,619 sf single-story, freestanding, medical office building
- Roof is approximately 10 years old.
- HVAC unit was replaced in 2023.
- Conventional floor plan includes: reception area, waiting room, three (3) exam rooms with sinks, two (2) restrooms, breakroom with sink, two (2) private offices, and two (2) file rooms.
- Private on-site parking along with street parking available.
- In close proximity to the Downtown Hospitals: Mercy Downtown, Bakersfield Adventist, and Bakersfield Memorial.
- Zoned C-1 (Limited Commercial) - City of Bakersfield
- Land Size: 4,791 sf
- APN: 004-120-05

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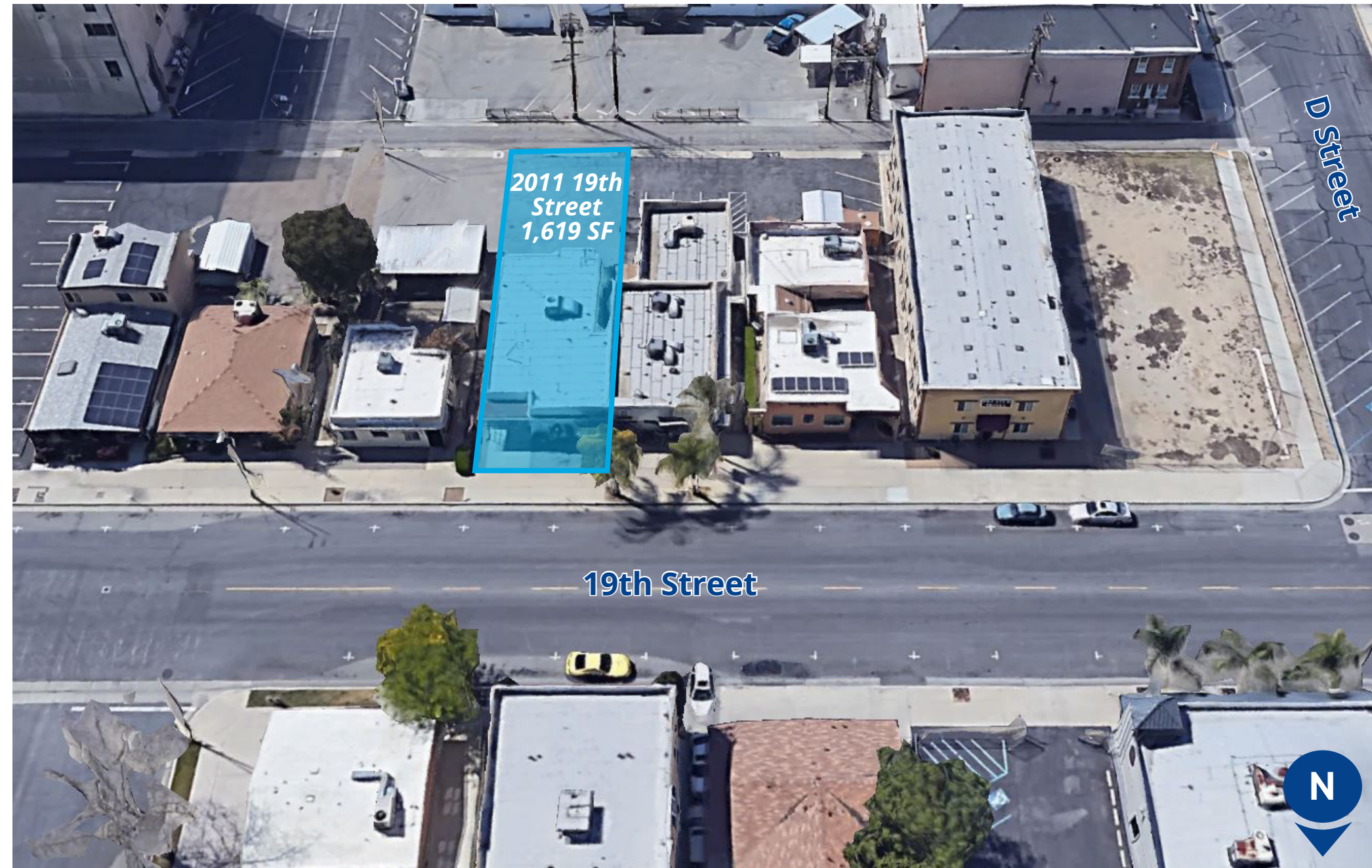
Close Aerial

D Street

2011 19th Street
1,619 SF

19th Street

N



Floor Plan



Interior Photos





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